

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Murray Downtown Historic District

other name/site number _____

2. Location

street & town Roughly bounded by 4800 South, Poplar Street, Vine Street & Center Street ☐ not for publication

city or town Murray ☐ vicinity

state Utah code UT county Salt Lake code 035 zip code 84107

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- ☐ entered in the National Register.
☐ See continuation sheet.
- ☐ determined eligible for the
National Register
☐ See continuation sheet.
- ☐ determined not eligible for the
National Register.
- ☐ removed from the National
Register.
- ☐ other, (explain:) _____

Murray Downtown Historic District
Name of Property

Murray, Salt Lake County, Utah
City, County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

- ☐ public-local
☒ private
☐ public-State
☐ public-Federal

Category of Property

(check only one box)

- ☒ district
☐ building(s)
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
29	25	buildings
		sites
		structures
		objects
29	25	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Historic Resources of Murray City, Utah, 1850-1950

Number of contributing resources previously listed in the National Register

3

6. Function or Use

Historic Function

(Enter categories from instructions)

COMMERCE/TRADE: specialty store, dept store, restaurant
COMMERCE/TRADE: business, other
DOMESTIC: single dwelling, multiple dwelling
RECREATION & CULTURE: theater
GOVERNMENT: fire station, post office
SOCIAL: meeting hall
HEALTHCARE: clinic, doctor's office

Current Function

(Enter categories from instructions)

COMMERCE/TRADE: specialty store
COMMERCE/TRADE: business, restaurant, other
DOMESTIC: single dwelling, multiple dwelling
RECREATION & CULTURE: theater
HEALTHCARE: doctor's office

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Victorian Eclectic; Victorian Commercial Style
LATE 19TH & 20TH CENTURY REVIVALS
MODERN

Materials

(Enter categories from instructions)

foundation STONE, CONCRETE
walls STONE, BRICK, WOOD, VENEER,
roof ASPHALT SHINGLE, BUILT-UP
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(enter categories from instructions)

COMMERCE

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

SOCIAL HISTORY

ETHNIC HERITAGE

Period of Significance

1890s-1956

Significant Dates

1897, 1903, 1921, 1945

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Various, mostly unknown

☒ See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other Name of repository:

Murray History Museum

☒ See continuation sheet(s) for Section No. 9

Murray Downtown Historic District
Name of Property

Murray, Salt Lake County, Utah
City, County and State

10. Geographical Data

Acreage of Property Approx. ??? acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

A 1/2 4/2/4/8/5/0 4/5/0/2/3/5/0
Zone Easting Northing

B 1/2 4/2/4/9/2/0 4/5/0/2/3/5/0
Zone Easting Northing

C 1/2 4/2/4/9/7/0 4/5/0/2/1/9/0
Zone Easting Northing

D 1/2 4/2/4/8/0/0 4/5/0/1/8/8/0
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

See Section 10 for Verbal Boundary Description.

Property Tax No. Various

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries enclose the most intact concentration of historic buildings satisfying the criteria under the areas of significance for the district. (See Section 10 for a detailed description of the boundaries and boundary justification.)

☒ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky, Preservation Documentation Resource
organization Prepared for the Murray Historic Preservation Advisory Board date July 20, 2006
street & number P. O. Box 58766 telephone (801) 913-5645
city or town Salt Lake City state UT zip code 84158

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title District Nomination - multiple owners
street & number _____ telephone _____
city or town Murray City state UT zip code 84107

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Murray Downtown Historic District, Murray, Salt Lake County, UT

Narrative Description

Murray City is approximately eight miles south of Salt Lake City in Salt Lake County, Utah. The *Murray Downtown Historic District* represents the extant portion of the city's historic commercial business district. Prior to numerous annexations between the 1970s and present day, the downtown commercial district was located in the geographic center of Murray City. Today, the historic district is located in the north central portion of the city's current boundaries. Although the historic district consists primarily of commercial building stock from the late 1890s to the present, the neighborhood also included a strong residential component including both apartments above the commercial spaces and single-family dwellings. The commercial business district is associated with the *Murray Downtown Residential Historic District*, which abuts the business district on the east and was listed on the National Register of Historic Places on January 26, 2005. Murray's historic commercial business district and the residential neighborhoods in the immediate vicinity formed an urban core of the city, which was historically in marked contrast to the mix of industrial development (along the railroad corridor, one half mile west of the business district) and scattered agricultural use. The urban core remains a distinctive neighborhood despite the suburban development that engulfed the city after 1950.

The *Murray Downtown Historic District* includes 54 primary resources, of which 29 (54 percent) contribute to its historic character. Of the 25 (46 percent) non-contributing resources, 15 are altered historic buildings, and 10 are out of period (See summary statistics at the end of Section 7). The district includes two outbuildings (one contributing and one non-contributing), both garages associated with single-family residences. The contributing resources in the district are primarily commercial buildings (approximately 80 percent). The contributing buildings also include four theaters, three clinics, a post office, a fire station and a mortuary. Many of the commercial buildings had mixed commercial, social and residential use during the historic period. For example, all nine of the two to three-story contributing commercial buildings had a residential component. Currently five of these buildings continued to have residential apartments above the commercial spaces. Of the six single-family dwellings included in the district, three have been converted to commercial use and three remain residential. The district includes three buildings previously listed on the National Register of Historic Places: 1) the Warenski-Duvall Commercial Building and Apartments (listed 5/19/2000) [Photograph 1]; 2) the Iris Theater, Apartments, and Commercial Building (9/7/2001) [Photograph 2], 3) the Murray Theater (5/8/2001) [Photograph 3]. The contributing resources within the district also meet the registration requirements of the National Register Multiple Property Documentation, *Historic Resources of Murray City, 1850-1950*.

Survey Methods and Eligibility Requirements

Evaluation of resources as contributing or non-contributing was based on the results of a Reconnaissance Level Survey (RLS) of the Murray downtown conducted in 2002. The RLS data was amended using additional research conducted in 2005 and 2006 during the preparation of ten Intensive Level Surveys of buildings within the historic district. Each resource was evaluated for eligibility using the following guidelines and designations established by the Utah State Historic Preservation Office as follows:

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Murray Downtown Historic District, Murray, Salt Lake County, UT

A -- Eligible/Significant: built within the historic period and retains integrity; excellent example of style or type; unaltered or only minor alterations or additions; individually eligible for the National Register for architectural significance; also, buildings of known historical significance.

B -- Eligible: built within the historic period and retains integrity; good example of type or style, but not as well-preserved or well-executed as "A" buildings; more substantial alterations or additions than "A"; eligible for National Register as part of a potential historic district or primarily for historical, rather than architectural reasons.

C -- Ineligible: built during the historic period but has had major alterations or additions; no longer retains integrity. [may still have important local significance].

D -- Out-of-period: constructed outside the historic period.¹

Evaluations were based primarily on age and integrity. Current condition (or upkeep), appearance, aesthetics, and quality of construction were not determining factors in evaluation. Though a building will sometimes appear newer than it actually is because of intrusive alterations and additions, the surveyor attempted to discern the oldest portion of the building by looking for signs of greater age such as composition, massing, fenestration, wall and foundation materials. Many of the commercial building façades in Murray City were modernized in the 1950s. Because those modifications were made during the historic period, the buildings are considered to be contributing, though they may have been dramatically altered from the original appearance.

Development Patterns and Boundary Description

The buildings of Murray's historic business district are concentrated along State Street, which is a section of Highway 89, Utah's primary north to south transportation corridor until Interstate 15 was completed in the 1960s. In Salt Lake County, Highway 89 is designated as State Street between the State Capitol grounds in Salt Lake City's downtown to the north and the Draper/Bluffdale area to the south. Of the numerous smaller towns in Salt Lake County, Murray is the only town with a historic commercial business district on State Street. Murray's concentration of historic storefronts is a distinctive entity on State Street, which consists primarily of a string of scattered residences, businesses, and automobile dealerships. Unlike most towns in Utah, which were platted on a grid intended for residences and public buildings with agriculture in the outlying land, Murray began in the mid-nineteenth century as a community of loosely associated farmsteads along the Big and Little Cottonwood Creeks. After the extension of the railroad from Salt Lake City in 1870, several smelters were established in Murray near the railroad corridor. The resultant increase in population spurred a boomtown-style business district along State Street. By the time most of the smelters had been absorbed by a single corporation in 1902, a substantial and permanent business district had been established on State Street, which became Murray's *de facto* Main Street when the town was incorporated in 1903.

The district boundaries include all properties with State Street frontage from 4759 South to 4973 South on the east side, and from 4760 South to 4920 South on the west side of the street.² The district also includes three buildings from 120 to 140 East 4800 South, two residences on the east side of Poplar Street, and three

¹ Standard Operating Procedures for Reconnaissance Level Surveys, Utah State Preservation Office.

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Murray Downtown Historic District, Murray, Salt Lake County, UT

buildings on 5th Avenue (4880 South).³ As noted above the historic business district abuts the west boundary of the *Murray Downtown Residential Historic District*. The district boundaries encompass a rectangular-shaped area that includes the highest concentration of buildings which meet the eligibility criteria for the district. North and south of the district along State Street, the commercial buildings are more scattered and include fewer resources. East of the district is the National Register-listed residential neighborhood. Another residential neighborhood is located west of Poplar. This neighborhood includes the Cahoon Mansion at 4872 S. Poplar Street, which was Murray's first building to be listed on the National Register (1983). However, much of the rest of the neighborhood, which was mostly frame dwellings built between 1900 and 1930, has experienced heavy commercial intrusion and does not have sufficient integrity to be considered as a district. There are historic neighborhoods to the northeast and northwest of the business district, but too far away from the core to the district (4800 South to Vine Street) to be included. South and east of the district are more open institutional buildings and spaces, including the Murray Post Office, Murray City Hall and Murray Park. South and west of the district is a large multi-building apartment complex (1980s) and the new IHC hospital complex under construction on the former American Smelting and Refining Company (ASARCO) smelter site. The *Murray Downtown Historic District* has distinctive boundaries and is easily identified as Murray City's historic business district.

Streetscape and Landscape

With few exceptions, the majority of contributing buildings are one or two-part storefronts with no setback from State Street and only the sidewalk separating the building from the street [Photographs 4, 5 & 6]. There are young trees in planters and historic replica streetlamps between 4800 South and Vine Street. At approximately 4850 South there is a raised concrete planter in the medium [Photograph 7]. The planter is embossed with the words "Murray Historic Downtown" and was installed in 2003. There are traffic lights on State Street at the 4800 South and at Vine Street. With the exception of the residences on Poplar and the Murray Clinic Hospital on 4800 South, there is no landscaping other than the planter and the street trees. The area behind the commercial buildings is mostly paved with asphalt for parking [Photograph 8].

Architectural Styles, Types and Materials by Period

The contextual periods below are loosely based on periods defined in the Multiple Property Documentation *Historic Resources of Murray City, 1850-1950* and the 2002 Reconnaissance Level Survey, but have been specifically adapted for the historic business district. A statistical summary of the architectural resources is found at the end of Section 7. In general, the business district does not include any extant buildings from Murray's early settlement (1849-1869) and early industrialization (1870-1896) periods. The oldest documented

² The commercial district historically extended south of Vine Street on the west side of State Street, but those buildings were demolished by the 1980s.

³ Prior to a 1917 re-survey of Salt Lake County, Murray had its own address system. State, Vine, and Poplar were the original street names, but 4800 South was known as Murray Boulevard for many years. There was a series of numbered Avenues on the west side of State Street, of which only 4th and 5th Avenue remain.

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Murray Downtown Historic District, Murray, Salt Lake County, UT

building was constructed around 1897. The majority of buildings were construction between 1898 and 1930.⁴ A second smaller building boom occurred in the 1950s. During this time a few new buildings were constructed,

but the period is primarily important for the modernization of several older buildings. Because of the nature of Murray's historic business district, the evolution of numerous buildings span more than one historic period. The narrative below uses the historic names for the buildings.

Incorporation and Urbanization, 1897-1920

By the late 1890s, the smelter industry in Murray had created a boomtown of frame commercial buildings on State Street and several shantytowns in the areas surrounding the smelters. In the few years proceeding Murray's incorporation in 1903, there was a movement toward more substantial permanent commercial buildings and residences. Thirty of the buildings in the district were built during this period, including seventeen of the contributing historic buildings and thirteen altered historic buildings. The commercial buildings constructed between 1897 and 1904 were mostly two-part commercial blocks built in the Victorian Eclectic style. All were built along State Street and had traditional wood and glass storefronts and modest decorative brick. In many respects, these buildings were like similar buildings constructed throughout Utah at the turn of the twentieth century. What is remarkable about Murray's commercial buildings is that without exception, all were modernized at some point, most during the historic period.

One of the oldest buildings is the Murray Mercantile at 4836 S. State [Photograph 9]. The Murray Mercantile was built in 1899 as a typical Victorian storefront. The brick building was later modernized in 1953 and given a slipcover of enamel and metal panels. Its appearance has not changed since the 1950s. The Waverley Building at 4914 S. State, built in 1904, is a more ornate example of the Victorian commercial style [Photograph 10]. The storefront was updated out of the historic period, but the upper floor was recently restored to its original appearance. In general, within the historic district, after 1910, the Victorian-style storefront was replaced by a simpler version of the commercial style. The majority of commercial buildings constructed between 1910 and 1920 were one-part commercial blocks, most of which have modernized storefronts [Photograph 6]. The most intact example is the Murray Post Office at 4775 S. State, built in 1916, which as a modest Prairie-School influence in the cast concrete ornamentation [Photograph 11]. The only two-story building constructed in the 1910s is the Warenski-Duvall Building, built in 1915, a two-part commercial block with three storefront bays [Photograph 1]. It was rehabilitated as part of a tax credit project in 2002. The Iris Theatre at 4973 S. State, built in 1916, with its Art Deco pillars is the only commercial block with a style distinct from the traditional commercial styles of the period [Photograph 12]. This building, known as the old Iris Theatre, was later converted to offices for the Murray City Power Department in the 1930s. The majority of buildings constructed during this period were one or two-part commercial blocks. The one exception is the Murray Fire Station, built in 1907, and located at the rear of a 1962 strip mall [Photograph 13]. Although currently non-contributing due to alteration made in 1962, the fire station is an unusual two-story clipped gable building.

Four out of five of the single-family residences in the district were built during this period. The oldest is the Williams-Hendrickson House at 4837 S. Poplar Street, a Victorian-style cottage, which may have been built

⁴ The extant commercial business district includes approximately one-third of the commercial blocks which were built on State Street during the heyday of Murray's economic development.

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Murray Downtown Historic District, Murray, Salt Lake County, UT

before 1897, but not later than 1903 [Photograph 14]. At the rear of the Williams House is a frame bungalow, built circa 1920 and moved to the site in 1972 [Photograph 15]. The bungalow is similar to several dwellings west of Poplar Street and was probably moved just a few blocks from its original site. The Townsend House at 4843 S. Poplar was built slightly later than the Williams-Hendrickson House, circa 1905, and is an example of a Victorian Eclectic-style, central-block-with-projecting-bays-type house [Photograph 16]. The Margaret Cahoon

and the Warenski homes, at 65 E. 5th Avenue and 4841 S. State respectively, were built around the same time period and of a similar style [Photographs 17 & 18]. The Morris House, built circa 1905 at 4795 S. State Street, is a rare example of a Second Empire-style frame house in Murray [Photograph 19]. The Warenski and Morris homes are the last remaining residences on State Street within the historic district.

Commerce, Community Development and the Rise of the Automobile Period, 1921-1945

The seven contributing buildings constructed during this period represent two distinct trends: the appearance of new architectural styles and the first phase of modernization projects on State Street. In the latter category, the most dramatic example is the Hoffman Building at 4830-4832 S. State Street. Completed in 1921, the Hoffman Building was the result of the remodeling of two 1897-1898 Victorian-era two-part commercial blocks into one continuous façade [Photograph 20]. The remodeled Hoffman Building is similar to the Warenski-Duvall Building with its straight-forward, more modern commercial style. The original Victorian buildings are only discernable from the rear. A less dramatic example is the Lawson-Heckel Building, a two-part Victorian block located at 4883 S. State. The Lawson-Heckel Building, originally built in 1903 as a free-standing structure, which was extended on the north and south in 1931 to both expand the business and created a continuous streetscape along State Street [Photograph 21]. The storefront level was later modernized in the mid-twentieth century.

At the same time as two Victorian blocks were being updated as the Hoffman Building, just to the south the massive three-story Harker Building was being constructed at 4838-4833 S. State. The Harker Building, a two-part commercial block, completed in 1922 remains the most prominent building on State Street within the historic district [Photograph 22]. The Harker Building, which was built in the commercial-style with some stylized classical details, was the first speculative mixed-use development in the district. The building consisted of three separate storefronts with office and residential apartments on the second and third floors. In 1930, another mixed-use project was erected across the street at 4861 S. State. The Iris Theater commercial block (known as the new Iris) not only included Murray's first talking pictures theater, but also commercial space in storefronts flanking the theater entrance and several residential units above [Photograph 2]. The Iris Theater and Commercial Building was built in the Art Deco style with cast concrete ornamentation and a large neon blade sign. Its architectural exuberance is an interesting contrast to the stately Harker Building across the street.

The owners of the new Iris also built the Murray Theater at 4961 S. State [Photograph 3]. Built in 1938, the Murray Theater is one of the best examples of the Art Moderne-style used in theater architecture in Salt Lake County. Although, the building included two flanking storefronts, its primary purpose was to provide Murray's first air-conditioned space in which to view the emerging technology of technicolor movies. The Murray Clinic Hospital, built between 1927 and 1931, at 120 E. 4800 South, was another distinctive melding of style and technology [Photograph 23]. The clinic hospital, designed by Murray architect, Lenord C. Nielsen, was built for Dr. Herond N. Sheranian, an immigrant from Turkey, who grew up and became a prominent doctor in Murray.

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Murray Downtown Historic District, Murray, Salt Lake County, UT

The style of the building, which mixes the Jacobethan with the Byzantine revival styles, is the most architecturally significant building in the district.

Post-War Modernization Period, 1946-1957

This short period is notable, not only for the six contributing buildings constructed during the period, but also for the large number of older buildings and storefronts, which were modernized. The Murray Feed Store, at 4777 S. State and built in 1946, is a modern-looking building with a nod to the Art Moderne in its curved façade [Photograph 24]. The J. C. Penney's Store (4849 S. State), built north of the Iris Theater in 1955, is decidedly modern with a planar façade of brick and glass [Photograph 17]. Two buildings of this period, not on State Street, are the Safeway Grocery Store at 70 E. 5th Avenue built in 1950 and the Money's Ice Cream Shop (61 E. 5th Avenue), built attached to the Margaret Cahoon House in 1957 [Photographs 25 & 18].

The list of storefronts modernized during this period include the Murray Mercantile and Harker Building project (1953), which used faux marble to produce a continuous storefront [Photograph 22]; the Murray City Pharmacy at 4874 S. State (circa 1955) reconfigured an older storefront to provide a recessed entrance, large plate-glass display windows, and stone faced bulkhead [Photograph 26]; and three one-part blocks between 4854 & 4860 S. State which featured terracotta tiles on the bulkhead (circa 1950) [Photograph 5]. Two overall remodeling projects produced distinctively modern-era buildings in Murray's downtown. In 1951, the Jenkins-Soffe Mortuary, remodeled a two-part Victorian block at 4760 S. State, into a modern edifice with bands of brick, ribbon windows, stone planters, and a cantilevered canopy entrance [Photograph 27]. A canopy entrance was also incorporated into the remodeling of the Telephone Exchange Building at 126 E. 4800 South into a modern doctor's office around 1957 [Photograph 28].

Downtown Neglect and Decline Period, 1958-1982

In June 1957, the Murray City Corporation sold its city complex, which included the city hall and jail (demolished 1958) and the fire station. By 1958, the city had moved city hall, the fire department and the power department further south all of its municipal offices to the south in response to a growing populations in new subdivision to the south and east. As a result of this and other factors, such as the widening of State Street and elimination of parking on State Street to accommodate more traffic, the downtown fell into a state of decline. Downtown merchants were particularly hit hard by the construction of Interstate 15 (1957-1960), and the Fashion Place Mall at the south end of Murray (6400 South and State) in 1972. By the mid-1970s, most of the long-term business owners had closed their doors. There was little construction during this period, with the exception of the strip mall on the site of the former city hall, a gas station and 7-11 at 4800 South, and some storefront remodeling. Many historic buildings, especially south and west of Vine Street were demolished during this period.

Late Twentieth-Century Development Period, 1983-present

Redevelopment in the area has been mixed. Construction in the 1980s and 1990s consisted mostly of gas stations and convenience stores set back from State Street, which has disrupted the urban streetscape.

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Murray Downtown Historic District, Murray, Salt Lake County, UT

However, several rehabilitation projects such as the Warenski-Duvall, Iris, Lawson-Heckel, and Waverley buildings, has refreshed the look of Murray's historic downtown. Several commercial buildings in the downtown, which are currently non-contributing due to non-historic alterations, have the potential to be restored to contributing buildings. In 2005, Murray City created the Downtown Historic Overlay District to guide planning and zoning within the historic district and immediate vicinity. The completion of the TRAX light-rail station and the current construction of a large hospital complex threatens the historic district with development pressure, but also presents an opportunity to invigorate and strengthen the historic character of the downtown urban core.

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Murray Downtown Historic District, Murray, Salt Lake County, UT

Statistical Summary of Murray Downtown Urban Core Historic District

Evaluation/Status	<u>Contributing</u>		<u>Non-contributing</u>		
54 buildings	54%	(29)	46%	(15 altered; 10 out-of-period)	
Construction Dates (contributing buildings only)	<u>1890s</u> 7% (2)	<u>1900s</u> 27% (8)	<u>1910s</u> 23% (7)	<u>1920s</u> 10% (3)	
	<u>1930s</u> 10% (3)	<u>1940s</u> 3% (1)	<u>1950s</u> 20% (6)		
Original Use (contributing buildings only)	<u>Single Dwellings</u> 20% (6)	<u>Commercial Buildings also used as Residential</u> 29% (9)			
	<u>Commercial Only</u> 27% (8)	<u>Public Buildings</u> 7% (2)	<u>Healthcare/Funerary</u> 10% (3)		
Architectural Types (contributing buildings only)	<u>Victorian Dwellings</u> 17% (5)	<u>Victorian One & Two-part Blocks</u> 20% (6)			
	<u>Early 20th Century Commercial Blocks</u> 29% (9)	<u>Other</u> 30% (10)			
Architectural Styles (contributing buildings only)	<u>Classical</u> 3% (1)	<u>Victorian</u> 47% (14)	<u>Early 20th Century Style</u> 27% (8)		
	<u>Period Revival</u> 10% (3)	<u>Art Deco/Art Moderne</u> 13% (4)	<u>Modern</u> 17% (5)		
Construction Materials (contributing buildings only)	<u>Brick</u> 80% (24)	<u>Wood</u> 10% (3)	<u>Stucco</u> 23% (7)	<u>Concrete</u> 7% (2)	<u>Other</u> 10% (3)

Totals exceed 100 percent due to the number of buildings constructed of more than one style, or with more than one material. Totals also represent changes in style due to modifications made during the historic period.

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Murray Downtown Historic District, Murray, Salt Lake County, UT

Narrative Statement of Significance

The *Murray Downtown Historic District* is located in the historic city center of Murray, Salt Lake County, Utah. The historic district is significant under Criterion A for its association with the development, particularly economic and social, of the community from a rural outpost to an industrialized city with a remarkably urban core in its commercial district. Murray is one of only a few towns in Utah and the only community in the Salt Lake Valley, other than Salt Lake City, to have a substantial mixed commercial residential population living in the upper floors of its commercial buildings. The population of Murray's urban center was remarkable for its integrated mix of Utah-born residents and recent immigrants attracted by the smelter industry. The tight urban streetscape along State Street between approximately 4800 South and Vine Street is a distinctive reminder of the heyday of Murray's commercial prowess in the south-central part of the valley. The district is also significant under Criterion C as an urban streetscape and for the architectural variety and quality of the individual buildings, three of which were individually listed on the National Register prior to this nomination. Many of the buildings are particularly noteworthy as examples of the evolution of the modern Main Street, in Murray's case, State Street. Between the 1920s and 1950s, the storefronts of numerous buildings were updated to reflect the changes in America's architectural tastes. The contributing buildings represent Murray's major historic construction phases, and have good integrity for the historic period, which ranges from 1897 to approximately 1956. The commercial business district is a companion to the *Murray Downtown Residential Historic District*, which abuts the business district on the east and was listed on the National Register of Historic Places in 2005. The contributing resources within the district also meet the registration requirements of the National Register Multiple Property Documentation, *Historic Resources of Murray City, 1850-1950*.

History and Development of Murray and its Downtown Urban Core

Early Settlement and Industrialization, 1849-1896

The settlement of the area now incorporated as Murray City began soon after the members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) arrived in the Salt Lake Valley in 1847. Mormon pioneers quickly spread out from Salt Lake City in search of suitable agricultural land. By 1848 a settlement was established in the Murray area eight miles south of Salt Lake City. Within a few years, a small community (first known as South Cottonwood) of loosely associated farmsteads raising cereal grains and dairy cattle was thriving along and between the courses of the Big and Little Cottonwood Creeks.

South Cottonwood did not last long as an isolated rural community. In the 1860s valuable minerals were discovered in the canyons to the east and west. With its abundant water and central location, the area developed quickly into an industrial center for smelting. The arrival of the Utah Southern Railway in January 1870 and the Denver & Rio Grande in 1881 made the smelting operations not only possible, but profitable. Eight separate smelters were established in the area between 1870 and 1900. Hundreds of workers, mostly

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single men from Greece, Sweden and several eastern European countries, came to the Murray. Many eventually settled in Murray to raise families. As the smelters expanded the community's economic base, many of Murray's early subsistence farmers sold their land to the smelters and some became merchants to serve the city's increasing population of smelter workers.

Murray's downtown business district was created during this period of industrial boom. Unlike most towns in Utah, Murray was not platted on a grid, but developed along existing thoroughfares leading to the commercial district at the intersection of State and Vine streets. In the late 1900s, numerous frame commercial buildings were erected along State Street. In 1883, Harry Haynes (1847-1920), the community's postmaster, submitted the name Murray (after the territorial governor, Eli Murray) as a candidate for the town's official postal designation. At the time, industry and commerce were gradually replacing agriculture as the dominant economy in Murray. The smelter industry had a tremendous effect on the community as the immigrant industrial workers replaced, and later integrated with the agricultural population. The 1880 census indicates that 39.8 percent of eligible workers held agricultural occupations and 29.1 percent were employed in local smelters. By 1900 the occupations had reversed, with 49 percent employed by the smelters and only 25.7 percent in agriculture.⁵ As smelter workers were primarily single men or men who had left their families behind, many of the boomtown commercial buildings were recreational. By the early 1890s Murray was home to over forty saloons, numerous gambling houses, and a few houses of ill repute. In 1897 a confrontation between ranch hands fresh from sheep shearing and a group of recently paid smelter workers resulted in robbery, riots, and the burning of a brewery and dance hall. This event prompted Martin A. Willumsen (1840-1922), the editor of Murray's newspaper, the *American Eagle*, to push for the town's incorporation. Opposition from prominent businessmen and smelter owners, who felt the new government would raise taxes and regulate business, put off incorporation for several years. It was not until 1903 that Murray was officially designated a third class city.

Incorporation and Urbanization, 1897-1920

Perhaps the most enduring component of Murray's economic base has been commerce. Though in the beginning Murray consisted of scattered farmsteads, a stable commercial business district located between Vine Street and 4800 South (formerly Murray Boulevard) on State Street had developed by the 1880s. In the five years from 1884 to 1889, the number of general stores in Murray jumped from two to nine. By the turn of the century, a number of specialty shops (confectioners, bakeries, shoemakers, jewelers, dressmakers, furniture, pharmacies, etc.) had been established in town. By the late 1890s, the commercial business district had developed into a small urban center. Rows of brick buildings (along with a few older frame ones) lined State Street housing not only retail shops, but a number of hotels and restaurants. While many in town still practiced important trades of the nineteenth century (Murray had two blacksmiths, a harnessmaker and a female tinsmith), a new class of urban "professionals" also provided services in offices downtown: physicians, dentists, barbers, and the undertaker. During this period, the population grew steadily from 3,302 in 1900 to 4,584 in 1920.

⁵ G. Wesley Johnson and David Schirer, *Between the Cottonwoods: Murray City in Transition*, (Salt Lake City and Provo, Utah: Timpanogas Research Associates, 1992), 17.

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In the six years between 1897 and 1903, during which the battle for incorporation was raging, Murray's boomtown (frame) business district was in the process of transforming into a more permanent (brick) center of commerce. Approximately one-fourth of the contributing buildings in the district were built during these six years. This number does not include three altered (and currently non-contributing) buildings, or any other contemporary buildings, which were subsequently demolished. In general, the buildings fall into two categories: those built by established merchants who replaced frame structures with brick buildings, and younger businessmen starting new enterprises. Two examples of the former are the Bagley brothers and John Lawson. In 1886, two brothers, Edward C. Bagley (1865-1943), and Andrew H. Bagley (1867-1931) purchased land on Murray's State Street at 4830 South. They established a meat market in a frame building. By the late 1890s, the operation had expanded to include groceries and general merchandise. In 1897 and 1898, they built two adjacent two-part commercial blocks known as Bagley Meat Market and Bagley Hall. The two buildings were later incorporated into the Hoffman Building in 1921. John W. Lawson (1853-1937), a Swedish immigrant and harness maker, opened his first shop in a one-story frame building at approximately 5045 S. State Street around 1885. In 1903, Lawson built the two-story brick building at 4883 S. State, where he had a shop on the main floor and lived with his wife Lena Dalhquist Lawson (1850-1941) on the upper floor.

The latter category of young businessmen includes, Lawson's neighbor for many years, Carl Gustaf Emil Carlson (1878-1960). Emil Carlson, was a Swedish immigrant, who came to Utah in 1899 as a day laborer. In 1902, he started a bicycle repair business and built a two-story block in 1903, the same year he married Martha Victoria Carlstrom (1884-1955). The *American Eagle* article described Emil Carlson's remarkable year as follows:

Emil Carlson, the enterprising young bicycle man . . . has just recently completed his new two story brick building . . . in which he has located his shop. He is an energetic young man and had the good fortune to marry a charming young lady just as he was ready to move into his new building. Mr. Carlson has a large stock of bicycles, musical instruments, etc. and runs a general repair shop. Clocks and watches repaired, key fitting and sewing machines repaired.⁶

Emil and Martha Carlson had twelve children, six boys and six girls, all of whom grew to maturity. The entire family lived above the shop. The children were responsible for calling "Hey, Pa, Somebody" to alert Emil that a customer had entered the front of the shop. Though primarily associated with bicycles, Emil Carlson tried his hand at a variety of enterprises. In the 1910s and 1920s, Carlson sold and repaired Flint, Durrant, and Star automobiles. A gasoline dispensing pump was located next to the curb, a few feet from the watering trough in front of Lawson's harness shop. The Carlson family continued to run the bicycle repair shop until the 1980s. The building is currently non-contributing due to a more-recent slip-cover of aluminum siding.

Arthur Townsend (1867-1950) was another enterprising young man who established himself on Murray's State Street. A farm worker until his marriage to Lovenia Harker Townsend (1872-1932), Arthur Townsend founded a mercantile business with the help of his father-in-law, Henry Harker, Sr. (1849-1926). Townsend's venture was known as the Murray Mercantile and housed in a two-part brick commercial block at 4836 S. State. An article from the *American Eagle* in 1903 stated that Arthur Townsend started the company in 1899 and described the inventory of the Murray Mercantile as follows: "many departments of merchandise, leading with

⁶ *American Eagle*, December 26, 1903.

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groceries, dry goods, clothing, boots, shoes, hats, etc., and including country produce and feed stuffs of all kinds.”⁷ The mercantile grew steadily in the first half of the twentieth century, especially during the peak of the smelter industry. The Murray Mercantile distributed the paychecks for the employees of the Highland Boy Smelter. The upper floor of the mercantile building, called Harker Hall, was used as a lodge hall for meetings, parties, and community events, such as funerals. As the store grew more prosperous Arthur Townsend became one of Murray’s most respected citizens. He served on the city council for eight years, and was the mayor of Murray between December 1930 and January 1931. Arthur and Lovenia Townsend had four children. Records indicate that family lived above the shop for one or two years, but unlike the Carlson family, moved to a Victorian cottage at 4843 S. Poplar Street just a little south and west of the mercantile building around 1903. The Townsend family operated the Murray Mercantile until it closed in 1976.

In the settlement and early industrial period, Murray had two distinct populations: the early settlers and their descendants who lived on their farmsteads, and the immigrant smelter workers who lived in shantytowns near the rail lines and smelter operations. During this period, a third population emerged, a community of merchants, service workers and professionals, who lived in the downtown area. Only a few of Murray’s merchants, such as Edward Bagley and Henry Harker, Sr., did not live in Murray. Most were like Lawson, Carlson, and Townsend, businessmen who lived above their shops or in family homes near their downtown businesses.

There is no doubt that by the city’s incorporation in 1903, the district had the look and feel of an urban center, especially as businessmen began to constructed increasingly larger commercial blocks. The Waverley Building (located at 4910-4914 S. State Street) was constructed in 1904. It was probably the first speculative commercial real estate in the city. The First National Bank of Murray was among the first tenants. The Waverley was one of the last Victorian-style commercial blocks to be constructed in the city. The Warenski-Duvall Building, constructed in 1915 at 4867 S. State, heralded a more twentieth-century or modern style. Edward J. Warenski (1866-1934) was an example of a second-generation Murray businessman. The Warenski family had operated a general merchandise store and saloon in Murray beginning in the 1860s. Around 1900, Edward J. Warenski and his wife, Emma L. Walton (1873-1955), built the brick home at 4841 S. State just north of the store. In 1915, the older store was demolished and a large two-story brick commercial building was built on the site. The Warenski family continued to operate the grocery store in one of the building’s three storefronts for only a short time. By the time the 1920 census was taken, Edward J. was listed as a “retired merchant” living at his home at 4841 South State. The building which housed his grocery store is not listed on the census and probably had no residential occupants until after 1923, the year the upper floor was converted to apartments by the Duvall family.

The district’s non-merchant class population is represented by the Williams-Hendrickson House at 4837 S. Poplar Street. The modest Victorian cottage was built around 1900 for John G. Williams (1834-1922), a pioneer blacksmith, and his wife Sarah Ann Hughes (1844-1928). The Williams family was renting the house to smelter workers by the time of the 1910 census. The 1910 census shows the Poplar Street neighborhood as a mix of immigrants in rental housing and long-time residents in owner-occupied dwellings. By the time of the 1920 census, the Williams House was the rental home of Martin A. Hendrickson (1877-1937) and Mary Beta Hendrickson (1878-1966). Martin Hendrickson worked for the American Smelting and Refining Company (ASARCO) for forty years. He worked at unloading cars at the smelter in 1920. The Hendricksons stayed in the area, moving to another house on Poplar Street and then to 5300 South in Murray.

⁷ Ibid.

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During this period, the fledgling city government engaged in a number of improvement projects, especially in the downtown. Electricity was used for industrial lighting in Murray as early as 1880 with distribution to business and residential customers beginning in the early 1890s. A city-owned hydroelectric plant and distribution system began operating in 1913. Telephone service reached Murray in 1887 with an exchange established in 1903. In 1893, the Salt Lake Rapid Transit Company began operating an electric streetcar line between downtown Salt Lake City and Murray. Murray built its city hall at 4901 S. State Street in 1907 and the complex also included a jail and fire station. The city hall and jail were demolished in 1957, but the fire station is extant, though altered when it was attached to a strip mall in 1962. Institutional buildings are also represented by the Murray Post Office, which was housed in various commercial buildings on State Street, between the 1880s and 1952, when it was moved to its first off-State Street location, 150 E. Vine Street. The Murray Post Office spent the longest tenancy in two extant buildings, a one-part commercial block at 4775 S. State, built in 1916 and used as a post office until 1926; and the Warenski-Duvall Building, where the post office was located between 1926 and 1952.

Many of commercial buildings from this period were relatively simple, one-part commercial blocks. One example is the Happy Hour Theater, built circa 1910, at 4872 S. State. Murray's first theater and an adjacent building were later remodeled in the 1930s and again in the 1950s. The Iris Theatre at 4973 S. State, built in 1916, with its Art Deco pillars is a notable exception to the simple commercial style. Louis A. Walters (1882-1977) and his wife Goldie Glenn Barney Walters (1885-1969) operated the theater and were living in the apartment upstairs on the 1920 census. The census records that Louis was a time keeper at the smelter, and Goldie ran the theater. Louis Walters later became the superintendent of the Ore Sampling Mill and moved to a house by the mill on 300 West. Their youngest daughter, Kathryn Walters Hoffman, remembers living in the theater and watching her father provide the mood music for the silent movies on the organ and player piano in the theater.

Commerce, Community Development and the Rise of the Automobile Period, 1921-1945

Through the 1920s and 1930s, Murray's commercial district continued to grow with the increase in population. Murray's population grew from 4,584 in 1910 to 5,740 in 1940 despite the depression years and the decline of the smelter industry. Soon after incorporation, Murray leaders began several projects designed to turn Murray's half-mile long business district into a "white way" on State Street. Street lights were upgraded, sidewalks were laid, and phone lines extended through the city. State Street had been macadamized before 1895, but was paved for automobile traffic by the 1920s.⁸ The automobile made it easier for persons living in the outlying farmsteads to visit downtown. Several businesses adapted to the change. Heckel's (originally Lawson's) harness shop switched from harnesses to shoes, and Carlson's Bicycle Shop added automobile supplies and service by 1914. The Heckel and Carlson families continued to live above their shops. The streetcar along State Street stopped running in 1933. Several gasoline service stations appear on State Street in downtown Murray during this period, however, none of the historic gas stations are extant.

During this period, new residential space appeared in the form of multi-unit apartments above the main floors of the commercial buildings on State Street. The Harker Building, constructed in 1921, was Murray's first large-scale mixed-use development. In the 1920s, the three storefronts were leased by Electric Home Bakery

⁸ Macadamization was an early twentieth-century road construction that mixed compacted gravel with a binder of cement.

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(south), *Murray Eagle* newspaper office (center), and Murray Floral (north). The building was truly mixed-use as the upper floors were both offices and residential. There were originally seven units on the second floor and eight on the third. The 1925 Polk directory provides the first glimpse of the occupants. Three units were leased to professionals: one doctor, one dentist, and one lawyer. None were residents of the building. The La Von Beauty Parlor was in one of the units on the second floor. Henry Harker was listed as a resident on the second floor, but it is not known whether this is Henry Harker, Sr. (who owned the building and died in 1926) or Henry Harker, Jr. (1881-1942). The remaining residential units were occupied by local workers: a gas station attendant, a laundress, a smelter worker, a city patrolman, a teacher, and two others. Three units were vacant. The 1930 census provides more detail about the residential occupants in 1930. Of the eleven units listed, seven were occupied by couples with children. There was one young (as yet childless) couple, one single man, one single woman, and three single men sharing a unit. The occupations were primarily working-class. Two each worked at the local smelter, for the railroad, the woolen mills, and a quartz mine (location unknown). One worked for a chicken ranch and one for the newspaper. The women worked as a family housekeeper, and a teacher (Harriet Little, the only occupant also listed in 1925).

As noted earlier, the upper floor of the Warenski block remodeled into apartments after the building was purchased by Tony Duvall (1895-1978) and his brother-in-law John W. Johnson (1886-1945) in 1923. Several members of the family lived in the Duvall apartments, including Tony and his wife, Marguerite Johnson Duvall (1897-1960), and his mother, Minnie Torrance Duvall (?-1952). In 1930, Tony Duvall built the Iris Theater at 4861 S. State. The Iris Theater commercial block was Murray's largest mixed-used development. It included the first talking pictures theater, two commercial storefronts and apartments above. The Duvall family moved to the Iris apartments in 1930, but managed both buildings until 1952. According to the 1930 census, the residents of the Duvall and Iris apartments were mostly young married couples with few or no children. They were mostly working class who were employed in the Murray area as smelter and railroad workers, or store clerks and other service workers. They came from a variety of ethnic backgrounds reflecting the diversity found in Murray's downtown. The Iris Theater catered to the immigrant population, for example, Thursdays were often reserved for Swedish films for the large group of Swedes living in Murray.

This period, between the 1920s and 1940s, is remarkable for the level of integration and ethnic diversification of the Murray's downtown community. While early immigrants and second-generation Murray residents continued to live and work in the downtown (for example, the Warenskis and the Townsends), they were joined by an increasing number of later immigrants. The Hoffman family is one example. In October 1918, Joseph Hoffman (1882-1927) purchased the Bagley buildings from Edward Bagley for \$2,000. He and his brother Edward Hoffman (1885-?) may have taken over the meat market after Bagley retired in 1915. In 1921, Joseph Hoffman remodeled the two buildings into a single façade. Joseph Hoffman was born in Yugoslavia and immigrated with his brother Edward Hoffman in 1907, possibly to work in the smelters.⁹ After Joseph Hoffman's death, his wife, Therese D. Hoffman (1889-?), ran the shop, until 1930 when Edward Hoffman took over the management of the meat and grocery business. Edward Hoffman ran the grocery in the Hoffman Building until 1938 when he moved the business to 4854 S. State Street. Therese Hoffman continued to live in the building and lease it to various entities.

⁹ The family of Frank Hoffman (1870-1913) was living in Murray by 1910, but it is not known if there was any relation. Frank Hoffman was a butcher.

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The Sheranian family is a notable example of the upward mobility of Murray's immigrant population. A convert to the LDS Church, Nishan Sheranian (1860-1945) brought his wife Rebecca Niggos Sheranian (1868-1928) and their young family to Murray in 1902. Nishan Sheranian operated a barbershop on State Street. Their son, Herond N. Sheranian (1892-1978) worked at the smelter for a short time to support himself at the University of Utah's medical school. After finishing his medical training in New York, Dr. Sheranian and his wife Marie Gutke (1894-?) moved back to Murray. He began his practice in the Harker Building, where he had offices for seven years. Between 1927 and 1931, he built the Murray Clinic Hospital at 120 E. 4800 South. The clinic hospital was designed by a Murray architect Lenord C. Nielsen (1884-1954). Herond Sheranian and Lenord Nielsen were among those prominent Murray citizens who had homes in the adjacent residential district.

For the most part, businesses established in Murray stayed in Murray. Though few were as long-lived as the Murray Mercantile (77 years) or Carlson's bicycles (eight decades), most enterprises lasted at least twenty years for both owner-occupied and leased businesses. Many businesses, like Hoffman's grocery, moved from one location to another. Department stores like Thomas Martin, Leader Clothing, and J. C. Penney's had two or three different locations each. Between the 1920 and 1930s, Dutch immigrants Frank and Johanna Kaper moved their Up-2-Date Bakery from the Hoffman Building to the Harker Building. Robert Heckel (1891-1940), who had a shoe store in the former Lawson harness shop, expanded his building to meet the neighboring building and add a café in 1931. His widow, Margaret Bishop Heckel (1898-1962) continued to live in the building and manage the shop after her husband's death until just a few years before her death. After the Heckel shop closed, the Hendricks brothers moved their shoe shop across State Street to the Heckel building. Tony Duvall and his partner Joe Lawrence built the modern air-conditioned Murray Theater in 1938. That same year the Grand Central Market chain built a one-part commercial block at 4868 S. State Street.

Many residents started out living in the downtown apartments or west-side cottages, and later moved to more substantial homes while staying in the downtown area. For example, two renters of the Williams House on Poplar became long-term Murray residents. Ernest J. Davies (1901-1988) and his wife Tessa Bernice Seal (1908-1980) were living in the house in 1930. They stayed in the rental house only for a few years, but lived in Murray for the rest of their lives. Davies was the superintendent of Murray City Water Department for 32 years. Another resident was Grant M. Evans (1902-1967), a dentist who lived there in the late 1930s, and had offices in the nearby Harker Building. Meanwhile, the Townsend House on Poplar passed from father to son. Delbert H. Townsend (1896-1974) and his wife, Theata Olivia Hughes (1897-1971), moved back to Murray to help with his father with the Murray Mercantile business.

Post-War Modernization Period, 1946-1957

This short period of Murray's history is remarkable, primarily for what was occurring outside the downtown area. Prior to 1945, only one subdivision had been platted in Murray. In the decade between 1945 and 1955, twenty-six subdivisions were platted, mostly in the former farmland south of the downtown. Murray's population began to double with each decade from 5,740 in 1940 to 9,006 in 1950 to 16,806 in 1960. Murray's downtown benefited from the increased population and increased traffic on State Street. A few downtown businesses invested in new buildings, including the Murray Feed & Seed Store, which moved from the Harker Building to a new building at 4777 S. State. Another tenant of the Harker Building, Murray Floral constructed a new building around 1950 at 4969 S. State next to the Murray Theater. J. C. Penney's moved from the Iris

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Building to a new structure at 4849 S. State, between the Iris and the Warenski House. In the neighborhood west of State Street, the Safeway chain built a large supermarket in 1950, and Money's Ice Cream parlor was built adjoining Margaret Cahoon's House on 5th Avenue. Even more extraordinary is the number of storefronts and other buildings modernized during this period. These include the Murray Mercantile and Harker Building, the Murray City Pharmacy, the Lawson-Heckel and the Carlson buildings. In 1951, the Jenkins-Soffe Mortuary, modernized its funeral home on State Street, several professionals updated older buildings near the Murray Clinic Hospital to create a medical-dental enclave along east 4800 South.

As a commercial and civic center, Murray City's downtown thrived in the first half of the twentieth century, however by the time ASARCO (the only smelter to remain in operation after 1908) shut down production completely in 1950, the city had already begun a transformation into a major retail center and bedroom community for Salt Lake City. While the commercial district suffered some setbacks, such as the Depression and the smelter's closure, the district remained economically viable until the 1960s. For a time, the district continued to draw patronage from the influx of post-war suburbanites. Many older storefronts were updated to reflect modern styles in order to draw in the automobile oriented customers. Unfortunately, the businesses could not compete with new suburban shopping malls, such as the Cottonwood Mall built in the Holladay area in the late 1950s.

Another blow to the downtown was the loss of the city complex. The Murray City Corporation sold the city hall complex to a developer in 1957. City hall and the jail were demolished in 1958. The historic integrity of the fire station was altered by the construction of the adjoining strip mall in 1962. Even the power department offices, which had been housed in the old Iris Theater since the late 1930s, were moved south to the new Murray City Municipal Building at 4561 S. State.

Downtown Neglect and Decline Period, 1958-1982

With growing pressure from suburban malls, the construction of the Interstate 15 freeway, and the loss of the civic center, the downtown district a period of neglect and decline. Numerous buildings were demolished or fell into disrepair, and a large portion had absentee landlords. In 1971 the J.C. Penney department store, which had been operating at various locations in the community since 1910, closed its Murray location and left the city. A year later, the city's new "tax base," the Fashion Place Mall opened at the southern edge of the city. By the end of the period, half of Murray historic downtown remained intact. Numerous family owned businesses closed their doors for good during this period, including Carlson's bicycle shop. The Murray Mercantile, reportedly had turn-of-the-century inventory on hand (buggy whips and button shoes) when the store finally closed in 1976.¹⁰

¹⁰ *Murray History Inventory*, published by Murray City, 1994.

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Late Twentieth-Century Development Period, 1983-present

Several events of the 1980s and 1990s focused attention on Murray's historic downtown. The first was the 1983 renovation of the Arlington Elementary School (built in 1939 at 5025 S. State) into the Murray City Hall. The return of city hall to the downtown area was the beginning of the city's re-investment in the historic business district. The second was a 1987 car crash and gas line explosion that destroyed a historic building at 4907 S. State and damaged several other buildings. The subsequent (and unfortunately incompatible) redevelopment projects at Vine and State in the area included a gas station/convenience store and a strip mall. As the "hub of the Salt Lake Valley," the city's motto for many decades, Murray City's recent history has included a steady expansion of subdivision and retail development in other parts of the city. Recent annexations have expanded the city's boundaries to borders of adjacent municipalities.

Through this expansion, Murray's historic downtown has evolved into a retail area for specialty shops. Day Murray Music, housed in the Waverley building, continues to develop a loyal patronage. Other enduring enterprises include the Wright Costume Shop, the Murray Vision Center, Don Blair Photography, and the French Lady Boutique. The wildly successful Deseret Star Playhouse, in the rehabilitated Iris Theater, draws patrons during the evening hours. Another evening draw is the ballroom dancing, held in the former old Grand Central Market building, across the street. In the past decade, redevelopment plans for the former smelter site have started a renaissance economic development and historic preservation in the historic downtown commercial district. Redevelopment projects in the area have included street pavers on Poplar Street, sidewalk upgrades and the replica period lighting on State Street. In 2005, Murray City Council passed the Downtown Historic Overlay District ordinance and accompanying design guidelines. The two main objectives of the design guidelines are to help protect the historic district from incompatible spillover development from the IHC Hospital currently under construction on the former smelter site to the southwest, and to guide rehabilitation projects, which may preserve the extant contributing buildings, and possibly reverse incompatible changes to non-contributing buildings.

In summary, the *Murray Downtown Historic District* is both a distinct architectural and historical entity on Salt Lake's main historic transportation corridor, State Street. The historic district presents a few blocks of tight urban streetscape on State Street's mostly suburban sprawl. The district is historically significant for its unique blend the commercial and residential. It is one of only a few communities in the state where the descendants of Utah's early settlers and the state's early twentieth-century immigrants lived and worked together. Though demolition and development have reduced the size of Murray's historic downtown, the remaining resources have excellent integrity and contribute to the historic resources of Murray City and the Salt Lake Valley.

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Murray Downtown Historic District, Murray, Salt Lake County, UT

BOUNDARY DESCRIPTION & JUSTIFICATION

The boundaries of the district encompass a roughly rectangular area along State Street. The district boundaries include all properties with State Street frontage from 4759 South to 4973 South on the east side, and from 4760 South to 4920 South on the west side of the street. It was determined important to keep the State Street frontage within the district despite the inclusion of several out-of-period buildings. The east and west boundary lines are roughly the rear property lines of the aforementioned properties. However, the district also includes three buildings from 120 to 140 East 4800 South, two residences on the east side of Poplar Street, and three buildings on 5th Avenue (4880 South). The boundaries are designed to include the most intact concentration of historic buildings associated with the city's historic commercial business district. The district is a portion of the area within the Downtown Historic Overlay District, a zoning district adopted by Murray in 2005, to preserve the core of the historic business district and provide buffers to the adjacent residential neighborhoods.

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Murray Downtown Historic District, Murray, Salt Lake County, UT

Photograph numbering tentative until final draft approved.

Common Label Information:

1. *Murray Downtown Urban Core Historic District*
2. Murray City, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: 2005 & 2006
5. Negatives on file at Utah SHPO.

Photographs

Photo No. 1:



National Register of Historic Places Continuation Sheet

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Murray Downtown Historic District, Murray, Salt Lake County, UT

Photo No. 2:



Photo No. 3:



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Section No. PHOTOS Page 3

Murray Downtown Historic District, Murray, Salt Lake County, UT

Photo No. 4



Photo No. 5:



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Murray Downtown Historic District, Murray, Salt Lake County, UT

Photo No. 6:



Photo No. 7:



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Photo No. 8:



Photo No.9:



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Photo No. 10:



Photo No. 11:



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Murray Downtown Historic District, Murray, Salt Lake County, UT

